LEGGETT
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Ref: A47673AHA11 Price: 159 000 EUR

agency fees to be paid by the seller

Character 3-bedroom home with independent apartment and panoramic roof terrace in Paziols







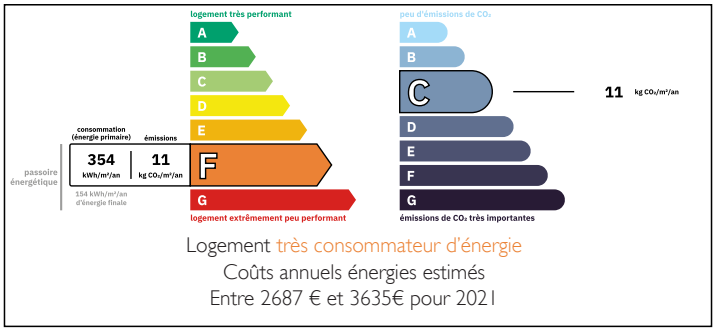








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INFORMATION

Town:	Paziols
Department:	Aude
Bed:	3
Bath:	2
Floor:	100 m2
Plot Size:	17 m2

IN BRIEF

Set on the heights of Paziols, in the heart of the Corbières, this character property offers 3 bedrooms, 2 bathrooms and 2 kitchen/living areas arranged over 3 levels. Two independent entrances allow the lower floor to be used as a separate one-bedroom apartment, ideal for family and guests or for seasonal rental.

The house retains plenty of charm, with exposed beams, lime render and limewashed walls. The roof terrace enjoys lovely open views over the village and surrounding countryside. Some works are required to optimise the property for comfortable year-round living.

Paziols has a grocery shop, café, restaurant and weekly market. Walking, cycling and river swimming are all easily accessible. The Mediterranean beaches and the airports of Perpignan and Carcassonne are both within around an hour.

NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.

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LOCAL TAXES

Taxe foncière: **1190 EUR**

NOTES

DESCRIPTION

Paziols is a lively wine-producing village in the heart of the Corbières, surrounded by vineyards, dramatic landscapes and the historic villages and castles for which this part of southern France is known. The area is particularly popular for walking, cycling, wine tasting and river swimming, while the Mediterranean coast, Perpignan and Carcassonne are all within easy reach.

The village itself offers everyday amenities including a grocery shop, café, restaurant and weekly market, making this an attractive location for either permanent living or a holiday home.

Set on the higher part of the village, this character property is arranged over three levels and offers flexible accommodation with the possibility of creating a completely independent one-bedroom apartment on the lower floor.

Lower level
Independent entrance into an open-plan living area with corner kitchen – approx. 15 m²
Bedroom – approx. 10 m²
Shower room with shower, wash basin and WC – approx. 6 m²
This level could be separated from the main house to create an independent one-bedroom apartment, ideal for guests or potential seasonal rental, subject to any necessary permissions
Hallway
Second bathroom with bathtub, wash basin and WC
Laundry area
Internal staircase connecting to the main house

Main living level
Separate upper-level entrance into a hallway, also giving access to the staircase leading to the lower floor
Bright open-plan kitchen and living area – approx. 36 m²
Open fireplace
Bedroom – approx. 13 m²